



MARVINS
ESTATE AGENTS



103 VENNER AVENUE, COWES, PO31 8AG

£209,999

A fantastic opportunity to acquire a modern terraced home, situated on a popular residential development in Northwood, conveniently located for local schools and with easy access to Cowes town centre.

The property offers bright and well-proportioned accommodation, including two bedrooms on the first floor. On the ground floor, a spacious lounge features a sliding patio door opening onto a low-maintenance rear garden, creating a light and airy living space.

This home would make an ideal first-time purchase or a comfortable downsize, with scope for a new owner to add their own personal touch. Offered to the market with no onward chain.

COWES OFFICE

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103 VENNER AVENUE, COWES, ISLE OF WIGHT PO31 8AG

Front door to Entrance Hall. Stairs off. Understairs recess. Radiator.

KITCHEN

8'7" x 11'5" (2.62m x 3.48m)

Front aspect. Range of wall and base units. Single drainer sink unit. Built in oven and separate hob. Plumbing for washing machine.

LOUNGE

14'11" x 11'10" (4.55m x 3.61m)

Pleasant rear aspect via double glazed sliding patio door to rear garden. Radiator. Gas fire.

First Floor Landing with access to airing cupboard and loft space.

SHOWER ROOM/WET ROOM

Comprising shower, WC and pedestal hand basin. Radiator.

BEDROOM ONE

14'11" x 8'11" (4.55m x 2.72m)

Pleasant rear aspect. Built in cupboard. Radiator.

BEDROOM TWO

8'1" x 12'1" (2.46m x 3.68m)

Front aspect. Radiator. The recess is a built in cupboard (if a door was to be put back on).

OUTSIDE

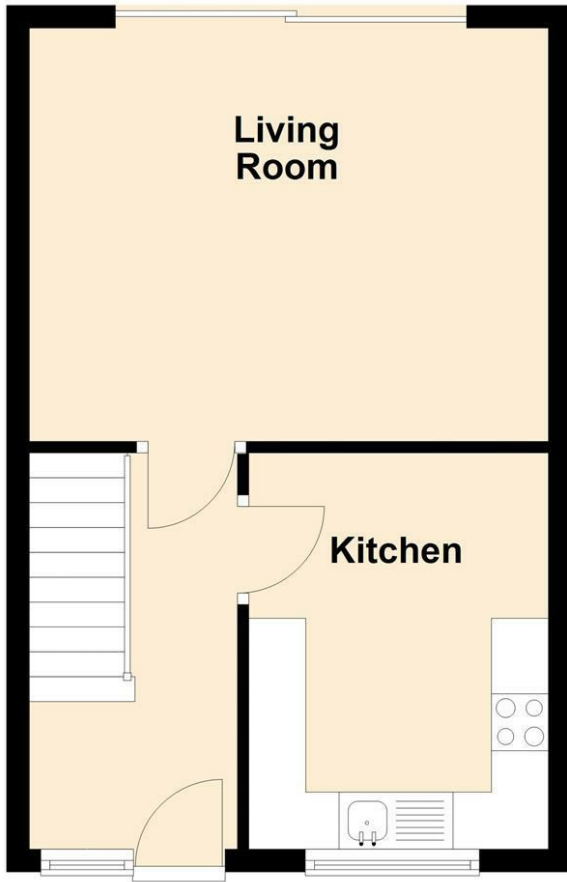
Open plan front garden. (Potential parking space subject to normal permission) Rear garden currently paved. Brick built garden store.

TENURE

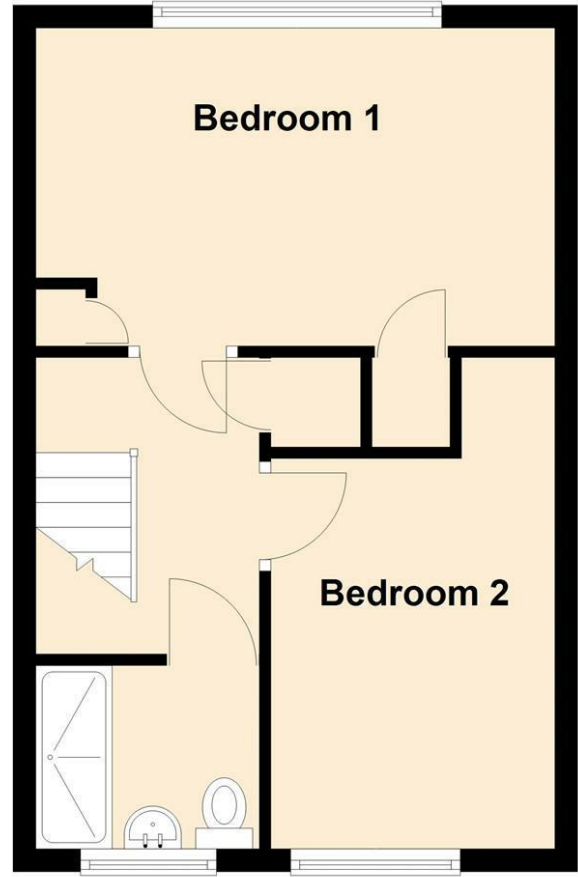
This property is freehold. Council tax band B.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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